



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JUNE 28, 2022
9:00 A.M.**

**Cumulative Attendance
2/2022 through 1/2023**

Board Members

		<u>Present</u>	<u>Absent</u>
Mark Booth, Chair	A	4	1
Chris Evert, Vice Chair	P	5	0
Justin Beachum	P	4	1
Michael Madfis	A	3	2
William Marx	P	5	0
Terry Nolen	A	4	1

Alternates

Lakhi Mohnani	P	4	1
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Staff Present

Kymberlee Curry Smith, Board Attorney
Doris Coleman, Administrative Assistant
Carmen Thompson, Administrative Assistant
Rhonda Hassan, Assistant City Attorney
Tasha Williams, Administrative Supervisor
Yvette Cross-Spencer, Administrative Assistant
Thomas Corley, Building Inspector
Alejandro DelRio, Building Inspector
Nash Madic, Building Inspector
Jorge Martinez, Building Inspector
Leonardo Martinez, Building Inspector
Jose Saragusti, Building Inspector
Jamie Opporlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE-20011726: Stephanie Toothaker	BE20050004: Miberline Pierre
BE21120034: Sonia Garwal	BE21100149: Jose Jerez-Desena
BE21110142: Oleksandr Dmytriiev	CE21110104: Alexis Wagner
BE21090206: Joseph Caruso	BE21100138: Zachary Heissner
BE21090005: Almeida Verissimo	BE21120038: Paul Andrew Simpson
BE21070288: Tamara Esquivel; Edward Esquivel	BE21020069: Miguel Pilgram
CE19081611: Alberto Polanco; Liliana Lopez	CE21030297: Diego Urdanivia

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE-20011726
3030 HOLIDAY DR
HARBOR BEACH PROPERTY LLC
% THE MACK CO

This case was first heard on 1/25/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance. He recommended a 91-day extension.

Stephanie Toothaker, attorney, provided an update on the Tiki hut's County and City permits and requested 91 days.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 91-day extension to 9/27/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21120034
1500 NW 18 CT
DASH PROJECT INC

This case was first heard on 4/26/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended a 56-day extension.

Sonia Garwal, property manager, said they had a contractor and he was pulling permits. She requested additional time.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21110142
110 SE 11 AVE
DMYTRIIEV, OLEKSANDR S

This case was first heard on 5/24/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended a 56-day extension.

Oleksandr Dmytriiev stated it was very difficult to find a structural engineer for such a small project. He said he was in communication with Inspector Saragusti.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE21110104
320 SW 13 ST
MCCOLLISTER, JENNIFER WAGNER, ALEXIS

This case was first heard on 2/22/22 to comply by 4/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the property owner was obtaining permits and recommended a 56-day extension.

Alexis Wagner requested 56 days to complete the permit process.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21090005
2821 SW 13 CT
LAZARIDES, STEVEN

This case was first heard on 2/22/22 to comply by 4/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the property was not in compliance and recommended a 56-day extension.

Almeida Verissimo, power of attorney, requested additional time.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21070288
2160 SW 16 CT
ESQUIVEL, TAMARA SUE

This case was first heard on 1/25/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the property was not in compliance and recommended a 56-day extension.

Tamara Esquivel said they were waiting for the permits to be issued.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE19081611
977 NW 53 ST
961 NW 53 LLC

This case was first heard on 6/22/21 to comply by 9/28/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, reported the property was not in compliance. He said he would inspect to ensure that items installed without a permit were removed.

Alberto Polanco, tenant, said they were in the process of voiding the permit. They had removed the electrical panel and the AC unit that had been installed without permits.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE21030297
1208 NE 12 AVE
JARAMILLO, VANESSA; URDANIVIA, DIEGO

This case was first heard on 5/24/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the property was not in compliance and recommended a 56-day extension.

Diego Urdanivia said the permit applications had been submitted and requested an extension.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21120038
648 PENNSYLVANIA AVE
DORMEUS, WILSON PIERRE, MARIE D

This case was first heard on 4/26/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended a 56- day extension.

Paul Andrew Simpson, contractor, provided an update on the permit application.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21090206
3624 NE 25 TER
CLARK, FREDRICK A

This case was first heard on 4/26/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the permits had been applied for and recommended a 56-say extension.

Joseph Caruso, contractor's representative, requested 56 days.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21020069
1448 NW 6 ST
MARGLIP INVESTMENTS LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the roof permit was in process and recommended a 56-day extension.

Miguel Pilgram requested 56 days.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21100026
809 NW 18 ST
HOLY TEMPLE RESTORATION MINISTRIES INC

Service was via posting at the property on 5/26/22 and at City Hall on 6/14/22.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

INTERIOR AND EXTERIOR ALTERATIONS TO CONVERT SINGLE FAMILY HOME INTO SCHOOL, METAL FENCE AROUND THE PROPERTY, REMOVAL OF DRIVEWAY AND MODIFICATION OF FRONT YARD, INSTALLATION OF SHADE STRUCTURE IN FRONT YARD, INSTALLATION OF SECONDARY FRONT DOOR.

FBC(2020) 111.1.1

THE USE OF THIS PROPERTY HAS BEEN CHANGE FROM A SINGLE-FAMILY HOME TO SCHOOL OR CLASSROOMS.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Ms. Hasan said the property was zoned RDS-15 so a school could not be permitted here. She requested the respondent be ordered to attend the August hearing.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/22, or a fine of \$100 per day, per violation would begin to accrue and to record the order. The Board also ordered the respondent to attend the 8/23/22 hearing. In a voice vote, motion passed 4-0.

Case: BE21100149
120 NW 16 ST
NW 16TH ST LAND TRUST#120 TR
FLORIDA TR SERVICES LLC TRUSTEE

This case was first heard on 1/25/22 to comply by 2/22/22. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$875 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance but the permit was in process. He recommended a 56-day extension.

Jose Jerez-Desena said they were waiting for engineering to review the permit application.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: **BE20050004**
367 W DAYTON CIR
PIERRE, MIBERLINE V

This case was first heard on 3/23/21 to comply by 5/25/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance. He recommended a 56-day extension.

Miberline Pierre stated she had a new architect and the City was reviewing the permit application.

Motion made by Mr. Marx, seconded by Ms. Evert to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: **BE21100095**
1624 NE 7 ST
CHARRON FAM TR 2021
CHARRON, NORMAND TRUSTEE

Service was via posting at the property on 6/2/22 and at City Hall on 6/14/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW TILE ROOF, CARPORT, CHIMNEY, PARAPET DEMOLITION, A/C RELOCATION AND NEW DOOR.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day. He said two permits had been issued but one was still needed.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: **BE21100208**
1910 NE 7 CT
CHARRON FAM TR 2021
CHARRON, NORMAND TRUSTEE

Service was via posting at the property on 6/2/22 and at City Hall on 6/14/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
PORCH ENCLOSURE SOUTHWEST SECTION OF THE BUILDING INCLUDING BUT NOT LIMITED TO EXTERIOR WINDOWS AND DOORS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: BE22010036
1952 NW 9 AVE
SUNTRAX CORP
% HADIGA HAIDER

Service was via posting at the property on 6/8/22 and at City Hall on 6/14/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WOOD FENCE AND DUMPSTER ENCLOSURE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: BE21120050
2621 NE 13 CT
GS LEEWARD LLC

This case was first heard on 4/26/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Leonard Martinez, Building Inspector, reported the permit application had outstanding corrections. He opposed any extension.

The Board took no action.

Case: BE22010033
1952 NW 9 AVE
SUNTRAX CORP
% HADIGA HAIDER

This case was first heard on 5/24/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, opposed any extension.

The Board took no action.

Case: **BE21090001**
496 W MELROSE CIR
DENIS, SORAH E

This case was first heard on 3/22/22 to comply by 4/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, opposed any extension.

The Board took no action.

Case: **BE21100212**
916 NW 3 AVE
916 NW 3RD AVENUE LLC

This case was first heard on 2/22/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, opposed any extension.

The Board took no action.

Case: **BE21120141**
1220 NE 16 AVE
CHARRON FAM TR
CHARRON, NORMAND TRUSTEE

This case was first heard on 5/24/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector opposed any extension.

The Board took no action.

Case: **CE19070367** **MANDATORY REAPPEARANCE**
100 S GORDON RD
REED, YVONNE E

This case was first heard on 5/24/22 to comply by 6/28/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance but the owner had applied for demolition permit. He recommended a 56-day extension.

Ms. Hasan recalled that the owner's attorney had sent a letter prior to the previous hearing to inform the Board that he had stopped representing her. The owner herself was now communicating with Inspector Saragusti.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21100138
403 SW 11 AVE
HEISSNER, ZACHARY G

This case was first heard on 2/22/22 to comply by 3/22/22. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$675 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, said the fence permit was in process and should be issued in two to three days. He recommended a 56-day extension.

Zachary Heissner said he was awaiting permit approval.

Motion made by Mr. Beachum, seconded by Mr. Marx to grant a 56-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE21080069
420 SW 18 AVE
LE, CHRIS

This case was first heard on 1/25/22 to comply by 4/26/22. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find the property was not in compliance by the ordered date and to impose the \$850 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 3-1 with Mr. Monani opposed.

Case: BE21110145
92 HENDRICKS ISLE
SUN RE 1 LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations, service, and extensions were as noted in the agenda. The property was in compliance, and the City was requesting imposition of the \$1,500 fine.

Nash Madic, Building Inspector, recommended imposition of the fines.

Motion made by Mr. Marx, seconded by Mr. Beachum to find the property was not in compliance by the ordered date and to impose the \$1,500 fine.

Motion made by Mr. Beachum to abate the fines. Motion died for lack of a second.

Ms. Hasan said the fine requests were at the discretion of the inspector. Inspector Madic stated there had been 23 inspections of the property.

In a voice vote, motion to impose the fine passed 3-1 with Mr. Monani opposed.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Marx, seconded by Mr. Beachum to enter the closed, complied, and withdrawn cases listed on page 11 of the agenda into the record. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Marx, seconded by Mr. Beachum, to approve the minutes of the Board's May 2022 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

BE21120118

BE21060132

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

BE21120017

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.


None

There being no further business to come before the Board, the meeting adjourned at 9:55 AM.

ATTEST:



Clerk, Code Enforcement Board


Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.